



To the Honorable Council
City of Norfolk, Virginia

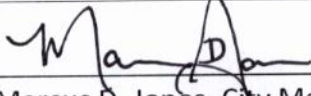
May 10, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special Exception to operate an entertainment establishment at 257 Granby Street – Tiffany Kidwell-Gaylord**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-2**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate an entertainment establishment with alcoholic beverages.
- IV. **Applicant: Tiffany Kidwell-Gaylord**
- V. **Description:**
 - The site is located Downtown on the west side of Granby Street between W. Tazewell Street and College Place.
 - The applicant proposes a new restaurant, named Elixia, to open in the space previously occupied by Empire and serve alcoholic beverages for on-premises consumption, offer entertainment, and add outdoor dining on Granby Street.

	Previous (Empire)	Proposed (Elixia)
Hours of Operation and for the Sale of Alcoholic Beverages	11:00 a.m. until 2:00 a.m., Seven days a week	Same
Seating Capacity	88 seats indoors 0 seats outdoors 100 total capacity	88 seats indoors 6 seats outdoors 99 total capacity
Entertainment Options	None	<ul style="list-style-type: none">• 3 member live band• Karaoke• Comedian• Poetry reading• Disc jockey

VI. Historic Resources Impacts

- The site is located within the Downtown Historic Overlay District (HO-D) and is a contributing structure.
- Any modifications to the exterior of the building would be subject to Architectural Review Board approval for a Certificate of Appropriateness.
- The outdoor dining area requires an encroachment from the Architectural Review Board, City Planning Commission, and City Council.

VII. Public Schools Impacts

The site is located in the Tidewater Park Elementary School, Blair Middle School and Maury High School Attendance Zones.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated April 28, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: April 28, 2016

Executive Secretary: George M. Homewood, FAICP, CFM *gmh*
Planner: Chris Whitney, CFM *cw*

Staff Report	Item No. 16	
Address	257 Granby Street	
Applicant	Tiffany Kidwell-Gaylord	
Request	Special Exception	Entertainment Establishment
Property Owner	Two Fifty-Five Granby, LLC	
Site Characteristics	Building Area/Space	27,681 sq. ft./2,500 sq. ft.
	Future Land Use Map	Downtown
	Zoning	D-3 (Freemason/Granby Conservation and Mixed Use) and HO-D (Downtown Historic Overlay)
	Neighborhood	Downtown
	Character District	Downtown
Surrounding Area	North	D-3: Subway, MacArthur Pharmacy
	East	D-3: The Governors School for the Arts, Harry's BBQ (vacant)
	South	D-3: Saint Germain, Ciniva web design
	West	D-3: Tidewater Community College, Harbor Heights condominiums



A. Summary of Request

- The site is located Downtown on the west side of Granby Street between W. Tazewell Street and College Place.
- The applicant proposes a new restaurant, named Elixia, to open in the space previously occupied by Empire and serve alcoholic beverages for on-premises consumption, offer entertainment, and add outdoor dining on Granby Street.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Downtown.

C. Zoning Analysis

i. General

The site is located in the D-3 district, which permits the proposed use by special exception.

	Previous (Empire)	Proposed (Elixia)
Hours of Operation and for the Sale of Alcoholic Beverages	11:00 a.m. until 2:00 a.m., Seven days a week	Same
Seating Capacity	88 seats indoors 0 seats outdoors 100 total capacity	88 seats indoors 6 seats outdoors 99 total capacity
Entertainment Options	None	<ul style="list-style-type: none">• 3 member live band• Karaoke• Comedian• Poetry reading• Disc jockey

- Special exception history:

City Council Approval	Applicant	Request
2001	Posh Dolche	Eating and Drinking Establishment
2002	Posh Dolche	Entertainment Establishment
2007	Posh Dolche	New owner/operator
January 2009 (revoked November 2009)	Posh Dolche	Add managers/operators
2010	Bootleggers	Entertainment Establishment
2011	Wonderbar	Entertainment Establishment

2012	Wonderbar	Add managers/operators
2013	Empire	Eating and Drinking Establishment
Pending	Tiffany Kidwell-Gaylord (Elixia)	Entertainment Establishment

ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the X (Shaded) Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures calculate forecast travel for restaurants based upon the total seating of an establishment.
- Since no increase in indoor seating is being proposed for the site, no additional trips are projected.
- This downtown site has good transit accessibility served with both frequent bus service and also light rail available at the nearby Monticello station.
- Granby Street adjacent to the site is an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

- The site is located within the Downtown Historic Overlay District (HO-D) and is a contributing structure.
- Any modifications to the exterior of the building would be subject to Architectural Review Board approval for a Certificate of Appropriateness.
- The outdoor dining area requires an encroachment from the Architectural Review Board, City Planning Commission, and City Council.

F. Public Schools Impacts

The site is located in the Tidewater Park Elementary School, Blair Middle School and Maury High School Attendance Zones.

G. Environmental Impacts

There are currently no opportunities for landscaping site improvements to this existing site.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

Over the past year, there have been five calls for police service at this site with no arrests made.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

- Notice was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on March 16.
- An email of no objection was received from the Downtown Norfolk Civic League on March 16.

L. Communication Outreach/Notification

- Legal notice was posted on the property on March 22.
- Letters were mailed to all property owners within 300 feet of the property on April 15.
- Legal notification was placed in *The Virginian-Pilot* on April 14 and April 21.

M. Recommendation

Staff recommends **approval** of the special exception request subject to the conditions below:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 11:00 a.m. until 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not be less than 88 seats indoors, shall not be more than 6 seats outdoors, and the total occupant capacity, including employees, shall not exceed 99 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (c) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B." Any tables, chairs, booths, stools or other movable furniture may be relocated provided that it remains only within the shaded areas, and the unshaded accesses, aisles, and other areas shown on the floor plans shall remain unobstructed.
- (d) No smoking shall be permitted anywhere in the outdoor dining area.
- (e) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days

after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

- (f) Entertainment shall be limited to live bands having no more than 3 members, disc jockey, karaoke, comedian, and poetry reading. No other form of entertainment is permitted.
- (g) The dance floor shall not exceed 178 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.
- (h) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (i) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (j) The establishment shall maintain a current, active business license at all times while in operation.
- (k) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (l) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (m) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.
- (n) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.

- (o) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (p) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (q) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (r) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (s) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (t) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (u) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (v) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the

documentation relating to the operation of the establishment shall include copies of the following:

- (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (w) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 74 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (x) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Attachments

Location Map


Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

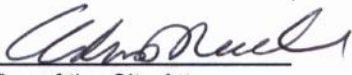
Application

Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council

Email of no objection from the Downtown Norfolk Civic League

Form and Correctness Approved: 

Contents Approved: CW

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT WITH ALCOHOLIC BEVERAGES NAMED "ELIXIA" ON PROPERTY LOCATED AT 257 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to The Society, LLC authorizing the operation of an entertainment establishment with alcoholic beverages named "Elixia" on property located at 257 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 20 feet, more or less, along the western line of Granby Street, beginning 112 feet, more or less, from the northern line of West Tazewell Street and extending northwardly; premises numbered 257 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not be less than 88 seats indoors, shall not be more than 6 seats outdoors, and the total occupant capacity, including employees, shall not exceed 99 people.
- (c) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B." Any tables, chairs,

booths, stools or other movable furniture may be relocated provided that it remains only within the shaded areas, and the unshaded accesses, aisles, and other areas shown on the floor plans shall remain unobstructed.

- (d) No smoking shall be permitted anywhere in the outdoor dining area.
- (e) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (f) Entertainment shall be limited to live bands having no more than three (3) members, disc jockey, karaoke, comedian, and poetry reading. No other form of entertainment is permitted.
- (g) The dance floor shall not exceed 178 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.
- (h) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (i) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (j) The establishment shall maintain a current, active

business license at all times while in operation.

- (k) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (l) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (m) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (n) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (o) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (p) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of

this ordinance, the conditions of this ordinance shall govern.

- (q) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (r) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (s) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (t) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (u) No patrons or guests shall be charged a cover charge or fee for entry to the establishment.
- (v) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:

- (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (w) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 74 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (x) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an eating and drinking establishment on this property, adopted on June 11, 2013 (Ordinance No. 45,133). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (3 pages)

Exhibit B (2 pages)



EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 3-9-2016

Trade name of business _____

Address of business 257 Granby Street Norfolk, VA 23510

Name(s) of business owner(s)* TIFFANY KIDWELL GAYLORD

Name(s) of property owner(s)* Bobby Wright

Name(s) of business manager(s)/operator(s) TIFFANY KIDWELL GAYLORD

Daytime telephone number (757) 724-0096

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Alcoholic Beverage Sales and Entertainment
Weekday From <u>11 am</u> To <u>2 am</u>	Weekday From <u>11 pm</u> To <u>2 am</u>
Friday From <u>11 am</u> To <u>2 am</u>	Friday From <u>11 pm</u> To <u>2 am</u>
Saturday From <u>11 am</u> To <u>2 am</u>	Saturday From <u>11 pm</u> To <u>2 am</u>
Sunday From <u>11 am</u> To <u>2 am</u>	Sunday From <u>11 pm</u> To <u>2 am</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

4a. If yes, please describe type and number of each game to be provided:

N/A

5. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

5a. If yes, why:

N/A

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

6a. If yes, explain:

Holiday parties Weddings

7. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

7a. If yes, explain:

N/A

8. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3
Entertainment Establishment

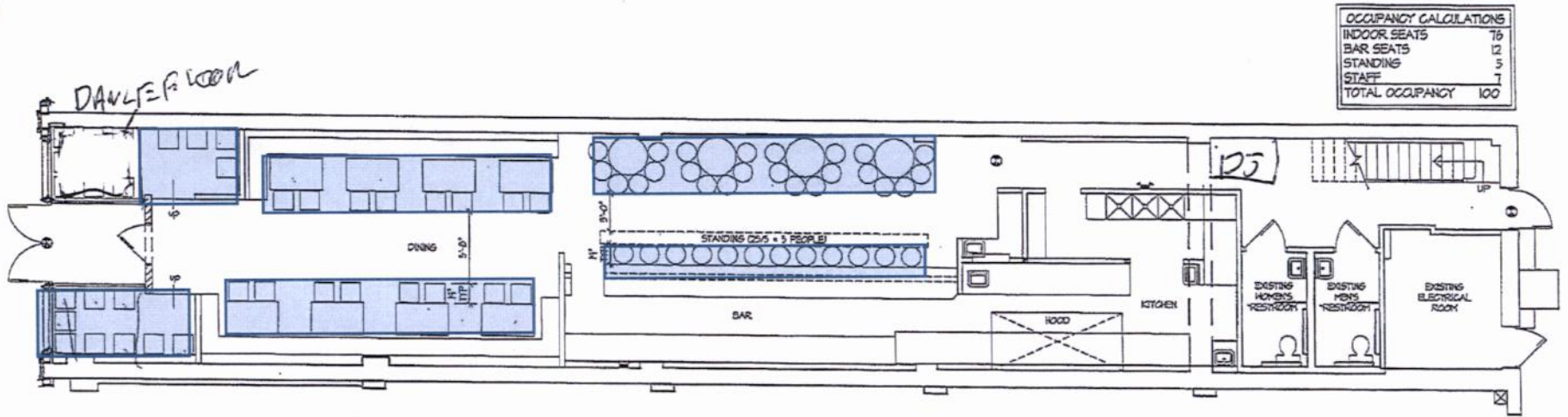
9. Additional comments/description/operational characteristics or prior experience:

~~Only one place that dinner music~~
Restaurant business since 1998

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

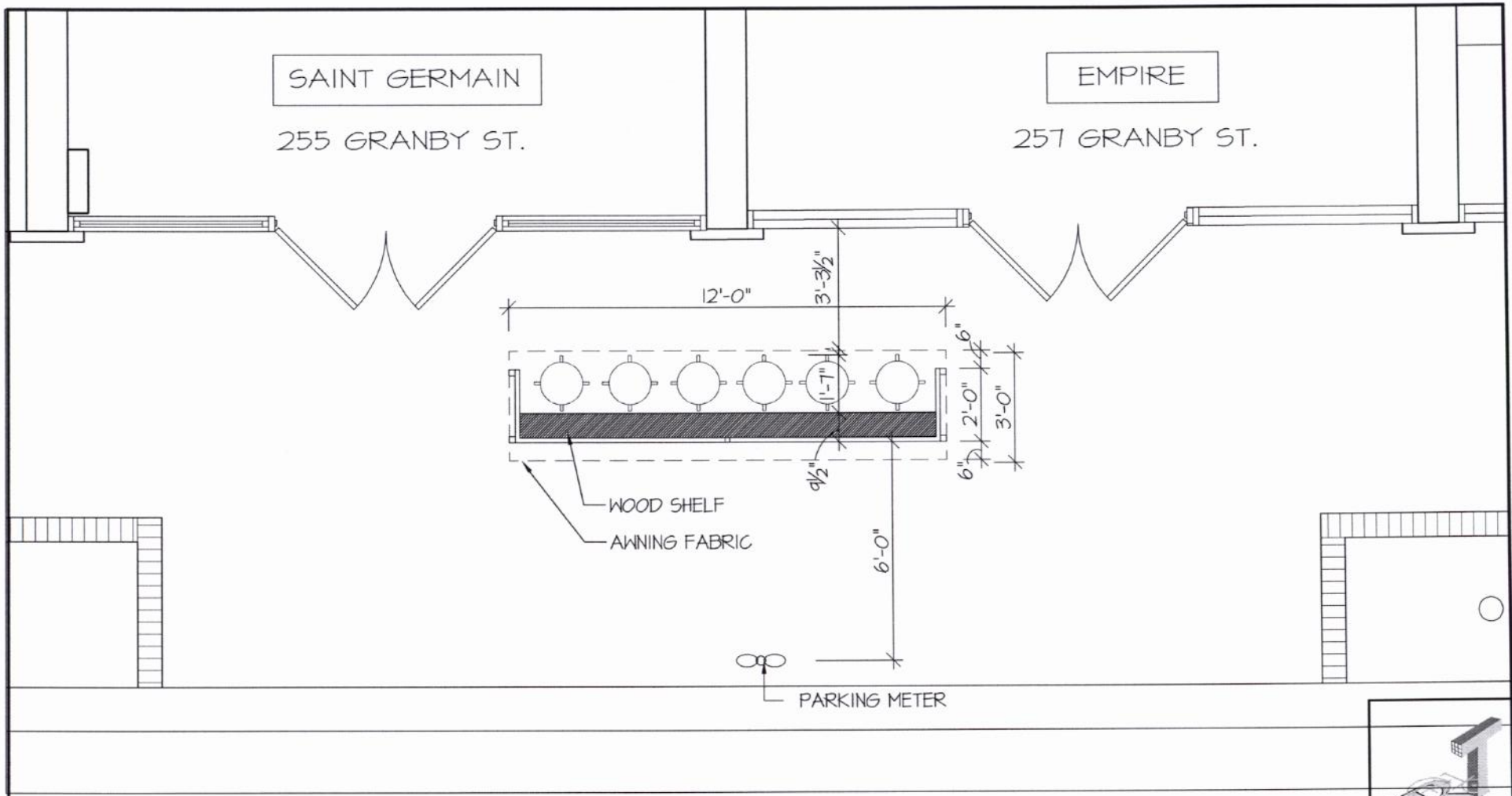

Signature of Applicant

Exhibit B



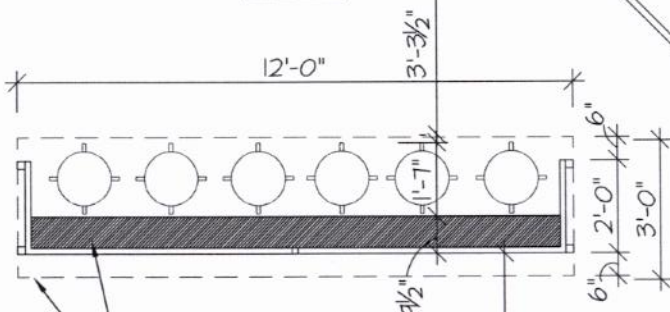
OCCUPANCY CALCULATIONS	
INDOOR SEATS	76
BAR SEATS	12
STANDING	5
STAFF	7
TOTAL OCCUPANCY	100

EMPIRE: 257 GRANBY STREET, NORFOLK, VIRGINIA
NTS



SAINT GERMAIN
255 GRANBY ST.

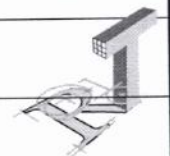
EMPIRE
257 GRANBY ST.



WOOD SHELF
AWNING FABRIC

PARKING METER

OUTDOOR DINING - 255 & 257 GRANBY STREET
1/4" = 1'-0"



ROBYN THOMAS
ARCHITECTURE

913 W. 21st Street, Suite C
Norfolk, VA 23517

Ofc: 757.622.7100
Fax: 757.640.1014

1 OF 2
4-25-2016
DATE
16-020
COMM. NO.

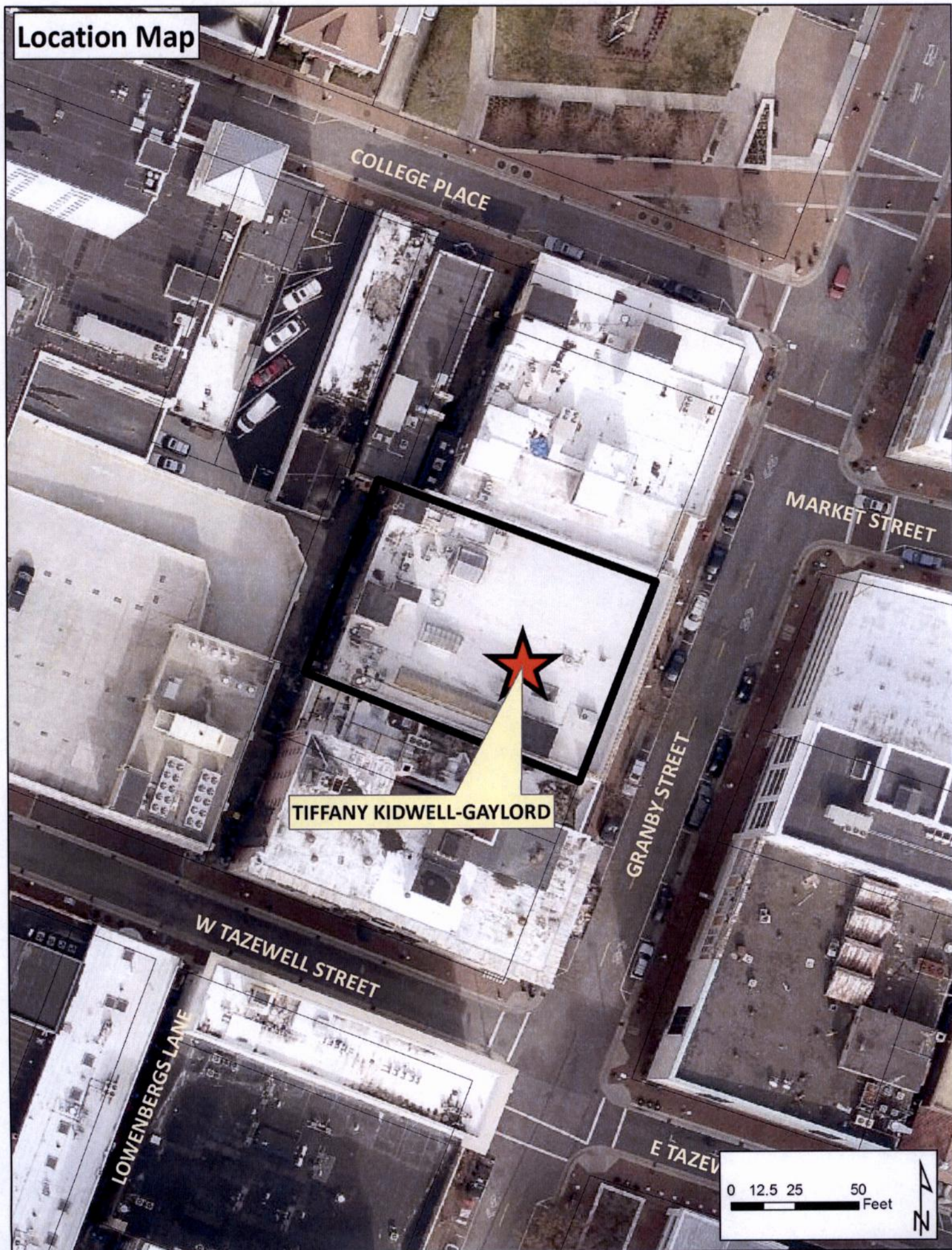
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CHECKED RJT

16-020 BASE 4-25-2016

Location Map



TIFFANY KIDWELL-GAYLORD

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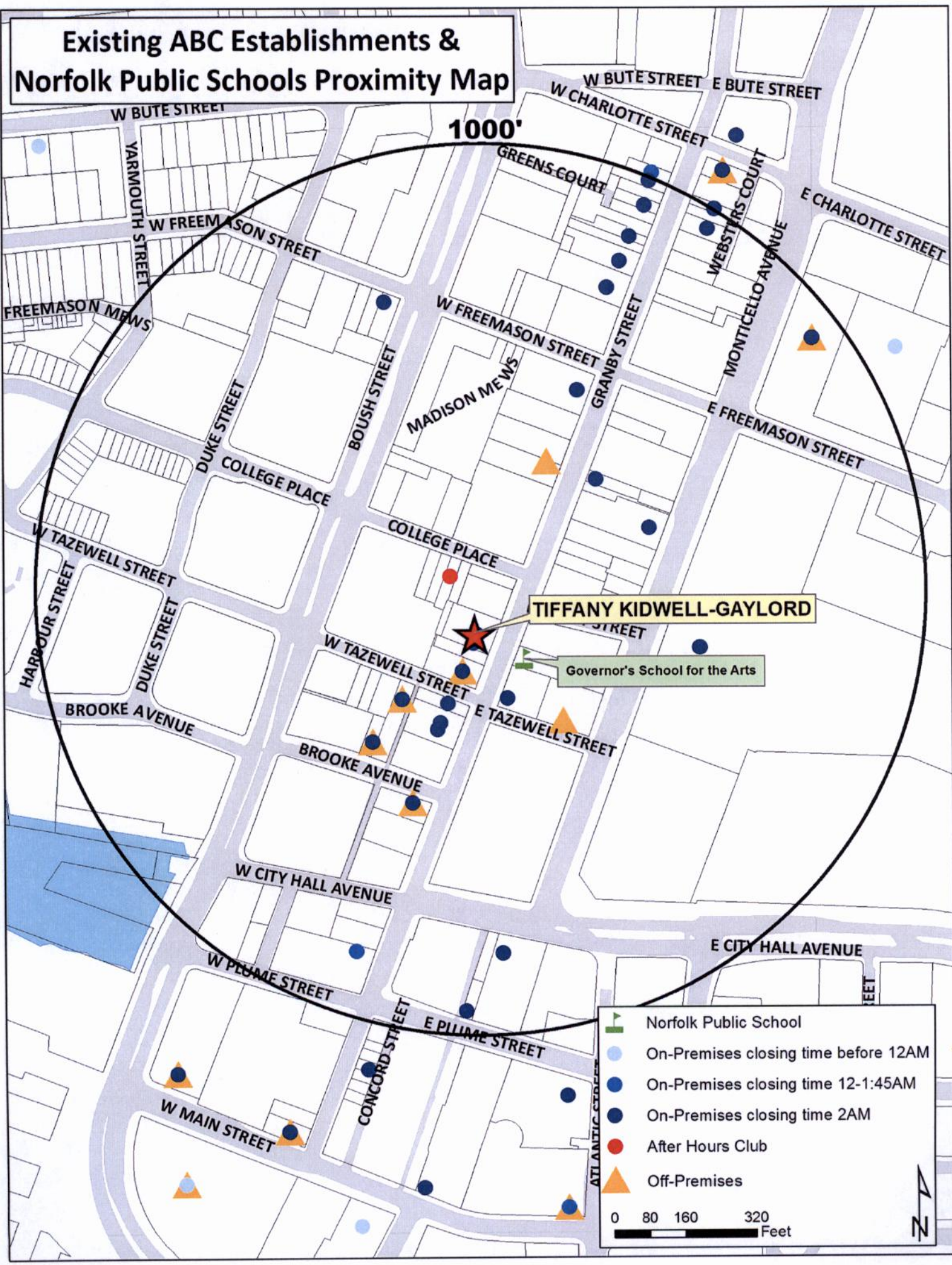


Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map

1000'



TIFFANY KIDWELL-GAYLORD

Governor's School for the Arts

	Norfolk Public School
	On-Premises closing time before 12AM
	On-Premises closing time 12-1:45AM
	On-Premises closing time 2AM
	After Hours Club
	Off-Premises

0 80 160 320 Feet

Atlantic City

N



APPLICATION
ADULT USE SPECIAL EXCEPTION
ENTERTAINMENT ESTABLISHMENT
(Please Print)

Date 3-9-2014

DESCRIPTION OF PROPERTY

Address 257 Granby Street Norfolk Virginia 23510

Existing Use of Property Eating and Drinking Establishment

Proposed Use Eating and Drinking Establishment w/ Entertainment

Current Building Square Footage 2500

Proposed Building Square Footage 2500

Trade Name of Business (If applicable) Secret Society LLC
TIFFANY KIDWELL, DAVID HEDRICK, HUNTER HERI

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Kidwell Gaynor (First) Tiffany (MI) Ann

Mailing address of applicant (Street/P.O. Box): 1628 DUKE OF WINDSOR ROAD

(City) Virginia Beach (State) VA (Zip Code) 23454

Daytime telephone number of applicant 757 724-0096 Fax () _____

E-mail address of applicant: Tiffany.Kidwell1@gmail.com

Application
Entertainment Establishment
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Kiowell-Gaylord (First) Tiffany (MI) Ann

Mailing address of applicant (Street/P.O. Box): 11628 DUKE OF WINDSOR ROAD

(City) VIRGINIA BEACH (State) VA (Zip Code) 23454

Daytime telephone number of applicant 757 724-0096 Fax () _____

E-mail address of applicant: TiffanyKiowell1@gmail.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Bobby Wright (First) Bobby (MI) _____

Mailing address of property owner (Street/P.O. box): Granby Street

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of owner 757 472-9393 email: Bobby@theWrightSites.com

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Robert Wright Sign: R Wright 3/11/16
(Property Owner or Authorized Agent of Signature) (Date)

 Print name: Kiowul-Gyeong Tiffany Sign: [Signature] 3/9/2016
(Applicant) (Date)

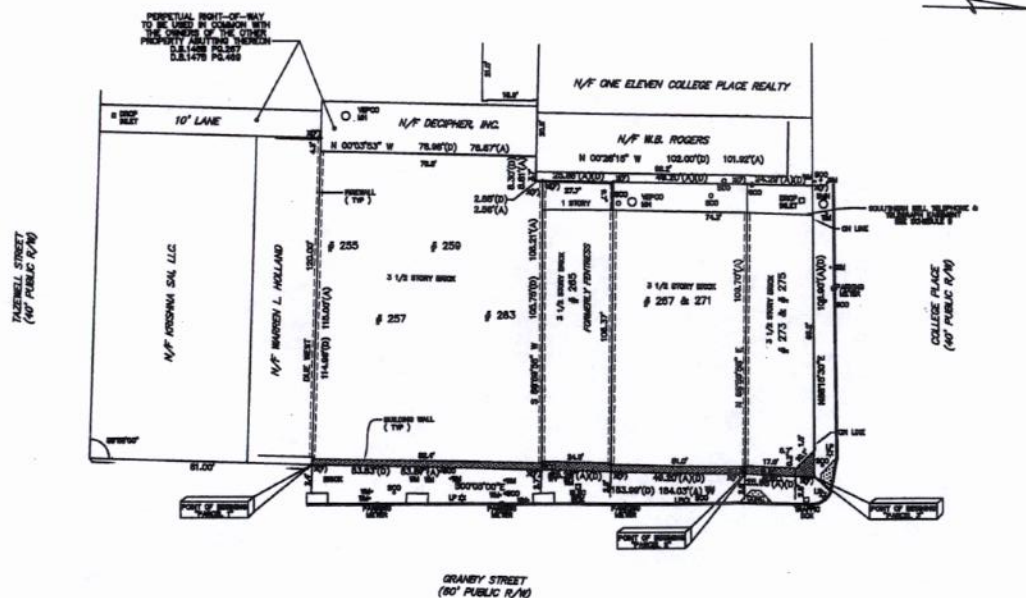
ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)

[illegible]

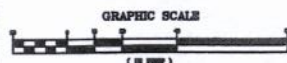
N/A

12. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, IN DEED BOOK 1808, PAGE 122. (AS SHOWN ON SURVEY)



1. SUBJECT PROPERTY CONTAINS 20,103 SQUARE FEET OR 0.48 ACRES (INCLUDING EASEMENTS AND RESERVATIONS).
2. ALL UTILITIES SERVING PROPERTY ARE UNDERGROUND UNLESS NOTED.
3. ALL UTILITIES BASED ON RECORD PLANS MAY BE COVERED BY PAVE TO PAVE.
4. SUBJECT PROPERTY IS ZONED D-3, NO APPLICABLE BUILDING RESTRICTIONS.
5. THE INSTRUMENTATION AND FIELD PROCEDURES UTILIZED IN THE PREPARATION OF THE INSTRUMENTATION AND FIELD RECORDING THEODOLITE AND THAT A FINAL LUNAR CLOSURE OF 11:0000 WAS OBTAINED.
6. NO EASE PARCELS ARE SHOWN.
7. ALL INGRESS/EGRESS TO THE PROPERTY IS FROM PUBLIC RIGHT-OF-WAYS.
8. ALL UTILITIES CONNECT TO THE PROPERTY THROUGH A PUBLIC RIGHT-OF-WAY OR EASEMENT.
9. ALL EXTERIOR BUILDING WALLS ARE LOCATED ALONG THE PROPERTY LINES, EXCEPT AS SHOWN.
10. THERE ARE NO VISIBLE GAPS OR GORES ALONG PROPERTY LINES AS DEPICTED.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510104-0017D, REVISED DATE OF APRIL 17, 1984. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.



JUNE 30, 2006

THE UNDERSIGNED, BEING A DULY LICENSED AND QUALIFIED SURVEYOR IN AND FOR THE STATE OF VERMONT, DOES HEREBY CERTIFY TO: GRANTY STREET, LLC & FIRST AMERICAN TITLE

THAT THIS SURVEY PRINT IS A TRUE AND ACCURATE SURVEY BASED ON AN INSPECTION OF THE FOLLOWING DESCRIBED REAL ESTATE (THE "PREMISES"):

LEGAL DESCRIPTION

ALL THAT certain lot, piece, or parcel of land, together with all the buildings and improvements thereon and all of the rights, privileges, and easements thereunto appertaining, lying, situate, and being on the western side of Grubby Street between Townsend Street and College Street, in the City of Norfolk, Virginia, the said improvements being now numbered 202 to 263, inclusive, Grubby Street, according to the present numbering of buildings on said street, which said piece or parcel of land is more particularly bounded and defined as follows, to-wit:

[illegible]

Together with a perpetual right of way or easement to be used in common with the owners of the other property abutting thereon, for right of way across a certain lane or alley in the rear of the above-described premises as reserved in two certain deeds from American Contracting Company, one to Hotel Corporation of Norfolk, dated June 12, 1905, and recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Deed Book 148-B, page 267, and the other to Royal Realty Corporation, dated September 25, 1905, and recorded in said Clerk's Office in Deed Book 147-B, page 495.

Reference is made to a plot of physical survey of said property of record in the Orleans Parish Clerk's Office in Map Book 11, of page 8.

Parcel 2:
All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situated in the City of Norfolk, Virginia, and identified as 265 - 271 Granby Street, on a plat numbered by James H. & Group, Civil Engineers & Surveyors, dated January 2, 1962, and entitled "Plat of Survey of 265-271 Granby Street and 6103 & 6106 College Place, Property of S.J. Silver Corporation, Norfolk, Virginia", which plat is duly recorded in the Clerk's Office of the Circuit Court (formerly Corporation Court) of the City of Norfolk, Virginia, in Map Book 16, at page 10.

beginning at a point on the west side of Grady street 25.68 feet south of the southwest intersection of Grady Street and College Avenue; thence north along the concrete sidewalk between the east side of Grady Street N 0 degree 07' 00" E, 74.48 feet to a point in the concrete sidewalk, said point being on the extension of the center line of a two-foot-party wall between 6955 and 6963 Grady Street; thence S 89 degrees 59' 00" W, 10.00 feet to and along the center line of a two-foot-party wall and to a point in a concrete base, thence H O degree 28' 15" E, 75.08 feet to a point in the southern line of College Avenue said line being on the extension of the center line of a two-foot-party wall between 6977 and 6983 Grady Street; thence S 89 degrees 59' 00" E, 10.00 feet to another point in the extension of the center line of a two-foot-party wall, thence S 89 degrees 59' 00" E, 10.00 feet to the point of beginning.

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon and the rights, privileges and appurtenances thereto belonging, situate in the City of Norfolk, Virginia, and designated as 273 - 275 Granby Street and 103 - 105 College Street, and owned or held by the City of Norfolk, Virginia, and located in Block 2, 1982, and within "Platined Survey of 2008 - 2275 Granby Street and 103 and 105 College Place PROPERTY OF S.L. SLOVER CORPORATION, NORFOLK, VIRGINIA," duly recorded in the Clerk's Office of the Circuit Court (Norfolk Corporation Court) of the City of Norfolk, Virginia, in Map Book 19 of Page 19, and more particularly described with reference to said plat filed

REGIONS at the southwest intersection of Gracery Street and College Place as marked by drill holes in the concrete sidewalk, thence along the west side of Gracery Street N 0 degrees 25' 58.0" E, 25.45 feet to a point in the center of the sidewalk, thence N 0 degrees 25' 58.0" E, 25.45 feet to a point in the center of the center line of a two-foot party wall between #6271 and #6273 Gracery Street; thence S0 degrees 05' 58" E, 108.00(9.4) feet to and along said center line of said party wall and to a point in a concrete knee brace thence N 0 degrees 25' 10" E, 25.20 feet to a point in the southern line of College Place thence S 0 degrees 25' 10" E, 25.20 feet to #6273 Gracery Street; thence N 05 degrees 15' 30" E along said anterior wall a distance of 108.50(9.7) to a point of bearing.

I HEREBY CERTIFY TO THE LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS:
TSD GROUP, LLC AND GRUNDY, L.L.C., 373 BRANLEY, LLC, 320 GRUNDY, LLC, FIRST
TRUST INVESTMENT MANAGEMENT, INC. THAT THIS PLAN REPRESENTS A SURVEY MADE ON
THE GROUND UNDER MY DIRECT SUPERVISION ON JUNE 30, 2009. THIS SURVEY HAS BEEN
PREPARED (C) IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS OF REAL ESTATE"
ADOPTED BY THE NATIONAL BOARD OF SURVEYING & MAPPING, INCLUDING TABLE T-1-A, B,
7(A), (C), (D), 8-10, 11(D), AND 14-16; (E) PURSUANT TO ACCURACY STANDARDS, IN
EFFECT ON THE DATE OF THIS CERTIFICATION, AND THE SURVEY MEASUREMENTS WERE MADE
IN ACCORDANCE WITH THE MINIMUM ALIQUOT ERROR REQUIREMENTS OF 1:10,000 FOR ALL
SURVEY MEASUREMENTS, WHICH CONTROL DATA BORDERED AS FOR ALTA-SIDEAL LAND TITLE
SURVEYS, NONE OF THE BUILDINGS SHOWN OR LOCATED ON ANY STREET, LOT OR BUILDING
LINE ARE THERE CORRECTED BY IMPROVEMENTS FROM ADJOINING PROPERTIES.
EXCEPT AS SHOWN.

DATE: 8-30-06

SIGNED: Ward M. Holmes
WARD M. HOLMES, I.S.

[illegible]

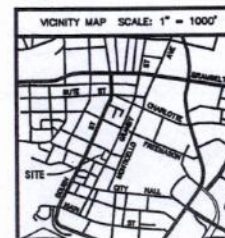
ALTA/ACME SURVEY
PROPERTIES LOCATED AT 508-573 GRADY STREET

ADDRESS: 206, 208, 210 GRANT STREET NORFOLK, VIRGINIA

10-10-68

W. H. H. H. H. H.
LAND SURVEYOR, P.C.
2001 South Main Street, Tallahassee, Florida 32301

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-28-2001 BY 60322 UCBAW



Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, March 16, 2016 2:14 PM
To: 'dncl@welovenorfolk.org'; Miller, Mary
Cc: Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris
Subject: new Planning Commission application
Attachments: SecretSociety.pdf

Mr. Murphy and Ms. Miller,

Attached please find the following application for a special exception to operate an entertainment establishment with alcoholic beverages at 255 Granby Street, suite 257.

The item is tentatively scheduled for the April 28, 2016 Planning Commission public hearing.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov



Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, March 16, 2016 4:16 PM
To: Whitney, Chris
Subject: FW: new Planning Commission application
Attachments: SecretSociety.pdf

FYI

Matthew Straley
GIS Technician II



City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:

www.norfolk.gov



From: Kevin R. Murphy [mailto:krmurphy@verizon.net]
Sent: Wednesday, March 16, 2016 4:14 PM
To: Straley, Matthew
Subject: RE: new Planning Commission application

Matthew,

The DNCL will have no objections to this application.

Thanks,

Kevin

From: Straley, Matthew [mailto:Matthew.Straley@norfolk.gov]
Sent: Wednesday, March 16, 2016 2:15 PM
To: dncl@welovenorfolk.org; Miller, Mary <mmiller@downtownnorfolk.org>
Cc: Whibley, Terry <Theresa.Whibley@norfolk.gov>; Winn, Barclay <barclay.winn@norfolk.gov>; Howard, Oneiceia <Oneiceia.Howard@norfolk.gov>; Whitney, Chris <Chris.Whitney@norfolk.gov>
Subject: new Planning Commission application

Mr. Murphy and Ms. Miller,